

**RESOLUTION NO. 2019-R-013**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A PROPOSED 9-STORY MIXED USE DEVELOPMENT WITH TWO HUNDRED NINETY-SEVEN (297) RESIDENTIAL DWELLING UNITS AND 15,480 SQUARE FEET OF RETAIL/RESTAURANT USE ON A PARCEL OF REAL PROPERTY APPROXIMATELY 4.13-ACRES IN SIZE, LOCATED AT 1850 NE 123RD STREET AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2228-001-0270, IN ACCORDANCE WITH ARTICLE 2, DIVISION 7, SECTION 2-701 AND ARTICLE 3, DIVISION 2, SECTION 3-204 THROUGH SECTION 3-206, AND ARTICLE 3, DIVISION 3, SECTION 3-302 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED “LAND DEVELOPMENT REGULATIONS”; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, on July 11, 2017, the Mayor and City Council of the City of North Miami adopted the Land Development Regulations (“LDRs”) under Chapter 29 of the City’s Code of Ordinances, in order to implement the adopted EAR-Based Amendments to the Comprehensive Plan, consistent with the requirements of section 163.3184 of the Florida Statutes; and

**WHEREAS**, Article 3, Division 2, Section 3-204 through 3-206 of the LDRs establish criteria for Site Plan review by the Development Review Committee (DRC); and

**WHEREAS**, Article 2, Division 7, Section 2-701, and Article 3, Division 2, Section 3-204 (O)(1), and Section 3-206 (E) of the LDRs provide that the Mayor and Council review and approve of Site Plan applications for developments over twenty thousand (20,000) square feet; and

**WHEREAS**, Causeway Village, LLC, is the owner of the Subject Property, which is 4.13 acres in size (180,106 square feet), located at 1850 NE 123rd Street and specifically identified with Miami-Dade County folio number: 06-2228-001-0270; and

**WHEREAS**, the Subject Property has a zoning designation of C-2BE, and is located within the Planned Corridor Development Overlay District (PCD) which accommodates mixed use development; allows for a maximum density of one hundred twenty-five (125) dwelling units per acre or five hundred sixteen (516) dwelling units, based on the size of property; and provides for a maximum permitted height of one hundred, ten feet (110’), not including height bonus; and

**WHEREAS**, through a declaration of restrictive covenant, as proffered by the Applicant, the density is limited to two hundred, ninety-seven (297) dwelling units, as proposed on the site plan, instead of the five hundred sixteen (516) units that would be allowed under the regulations of the PCD Overlay District and the height shall not exceed 99'6" from the ground floor slab to the top of the 9th floor roof slab; and

**WHEREAS**, on January 22, 2019, a Development Agreement was approved by City Council granting approval of the property owner's request for density bonus units and allocating two hundred, ninety-seven (297) residential dwelling units from the secondary pool of floating residential units reserved for use city-wide; and

**WHEREAS**, Causeway Village, LLC submitted a Site Plan application to the Community Planning and Development Department, requesting site plan approval for "Causeway Village", a proposed 9-story mixed use development comprised of two hundred, ninety-seven (297) residential dwelling units and 15,480 square feet of retail/restaurant use on the Subject Property; and

**WHEREAS**, with the approval of the Application, the Subject Property will be developed in accordance with development review standards listed in, Article 3, Division 2, Section 3-204 through 3-206 of the City of North Miami Code of Ordinances, Land Development Regulations ("LDRs"); and

**WHEREAS**, the DRC reviewed the Site Plan and on January 14, 2019, found that it conforms to the requirements of LDRs and the City's Comprehensive Plan, and thereby recommends the application for approval to the Mayor and City Council, subject to the conditions indicated in the corresponding Staff Report; and

**WHEREAS**, in accordance with Article 2, Division 7, Section 2-701, and Article 3, Division 2, Section 3-204 through 3-206 of the LDRs, the Mayor and City Council find that the proposed site plan application is consistent with the City's adopted LDRs and the goals, policies and objectives of the City's Comprehensive Plan.

**WHEREAS**, the Mayor and City Council have determined that the proposed site plan furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Site Plan application as recommended by the DRC.



**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Mayor and City Council Approval.** The Mayor and City Council of the City of North Miami, Florida, hereby approve the site plan application for "Causeway Village" from Causeway Village, LLC, subject to the conditions indicated in the corresponding Staff Report, to develop a proposed 9-story mixed use development comprised of two hundred, ninety-seven (297) residential dwelling units and 15,480 square feet of retail/restaurant use on the Subject Property located at 1850 NE 123rd Street and specifically identified with Miami-Dade County folio number: 06-2228-001-0270, in accordance with Article 3, Division 2, Section 3-204 through 3-206 of the City of North Miami Code of Ordinances, Land Development Regulations.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a 4-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 22th day of January, 2019.

  
DR. SMITH JOSEPH  
MAYOR

ATTEST:

  
\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Galvin

Seconded by: Desulme

**Vote:**

Mayor Smith Joseph, D.O., Pharm. D.

Vice Mayor Philippe Bien-Aime

Councilman Scott Galvin

Councilwoman Carol Keys, Esq.

Councilman Alix Desulme

       (Yes)        (No) Absent

  X   (Yes)        (No)

  X   (Yes)        (No)

  X   (Yes)        (No)

  X   (Yes)        (No)